Karen Johnson Davidson County
Batch# 1167223 DEEDWARR
08/12/2024 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20240812-0060200

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $432,500.00.

Affiant

Subscribed and sworn before me this the 6th day of August, 2024.

Notary Public
My commission expires: 3.20.28

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Build Trust Homes, LLC	New owner	83-8-161
2812 Harriette Ct.		
Nashville, TN 37206		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSHUA OAKES AND FLORENCE OAKES, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BUILD TRUST HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County. Tennessee, being Lot No. 3 on the plan of WHITMAN MEADOW, as shown by plat of record in Plat Book 2854, Page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 3 fronts 112.07 feet on the easterly side of Harriette Court and runs back between lines, 133.6 feet on the north line and 143.97 feet on the south line, to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Joshua Oakes and Florence Oakes, husband and wife, by deed dated 11/04/2008, from Timothy Miller Kernell, Trustee of the Annie Mae Arney Revocable Living Trust, of record in Instrument No. 20081107-0110801, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2812 Harriette Ct., Nashville, TN 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FO

Witness my hand this the 6th day of August, 2024.

Joshua Oakes

Florence Oakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joshua Oakes and Florence Oakes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2024.

My commission expires:
9-7-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 8/6/24.

Affiant Signature

8/7/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY